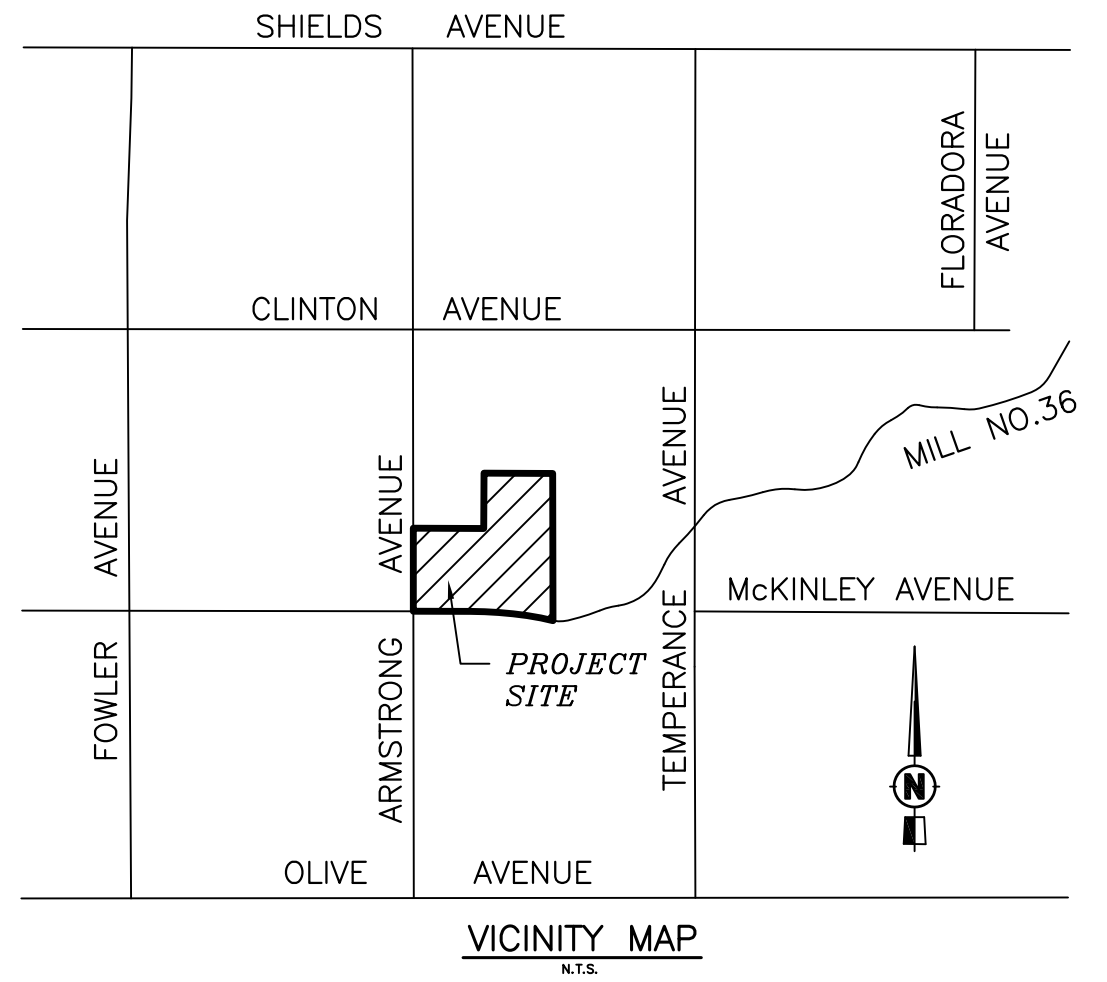
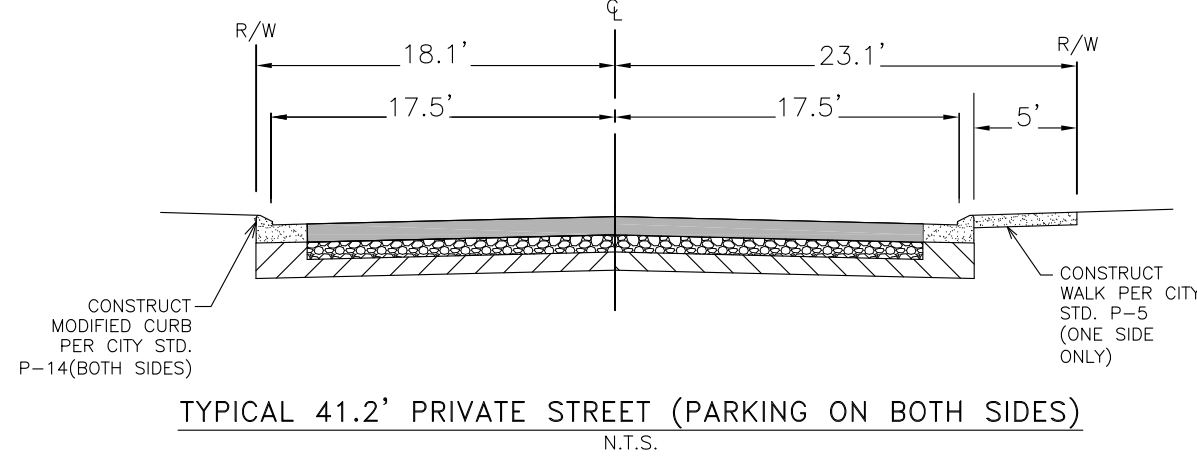
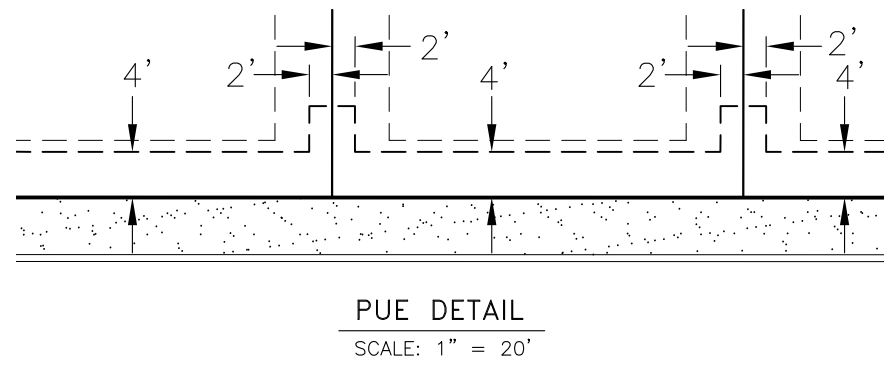
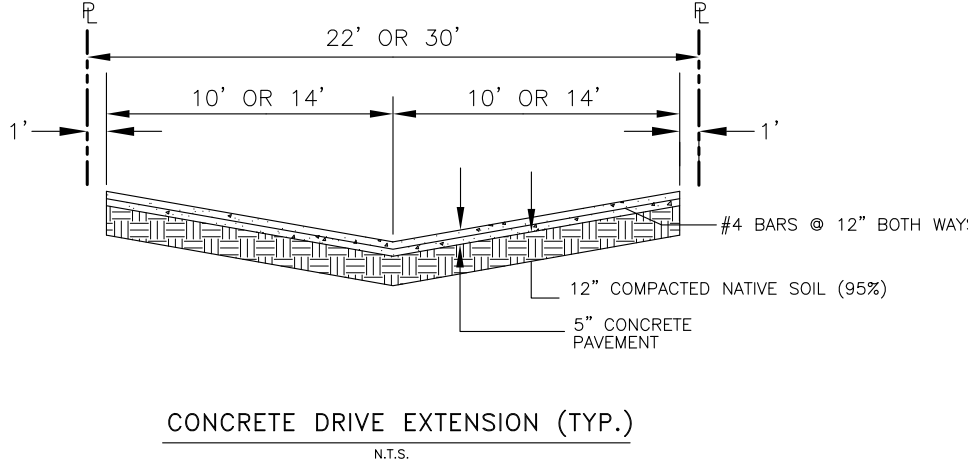
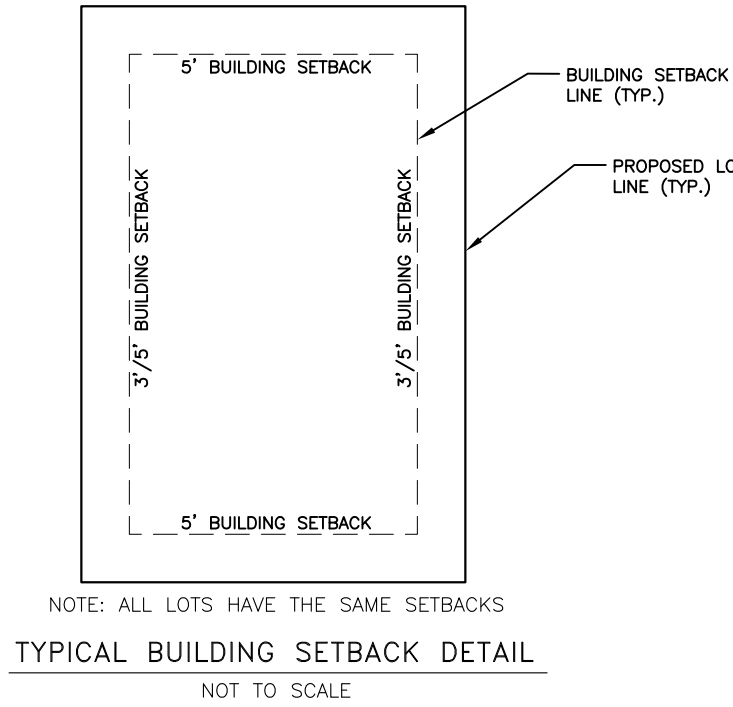


Exhibit A-1



EXISTING PLANNED LAND USE
LOW DENSITY RESIDENTIAL

PROPOSED PLANNED LAND USE
MEDIUM DENSITY RESIDENTIAL

EXISTING BUILDINGS
NONE

EXISTING TREES
NONE

EXISTING USE
AGRICULTURAL

PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION - MEDIUM DENSITY

EXISTING ZONING
RS-3

PROPOSED ZONING
RS-5/UGM

SOURCE OF WATER
CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO

SOURCE OF WASTE DISPOSAL
CITY OF FRESNO

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF TELEPHONE
AT&T

ASSESSOR'S PARCEL NUMBER
574-140-04 & 574-140-05

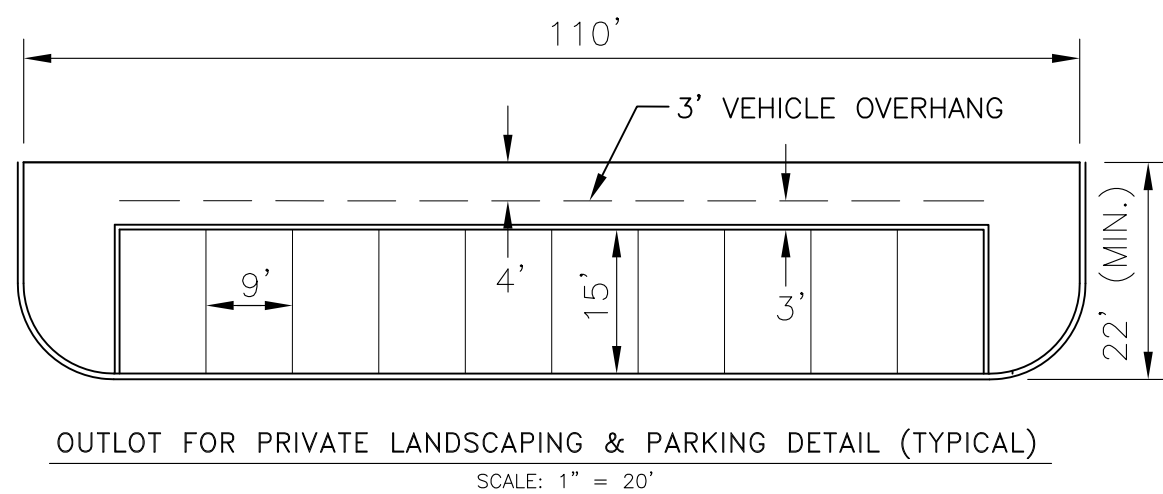
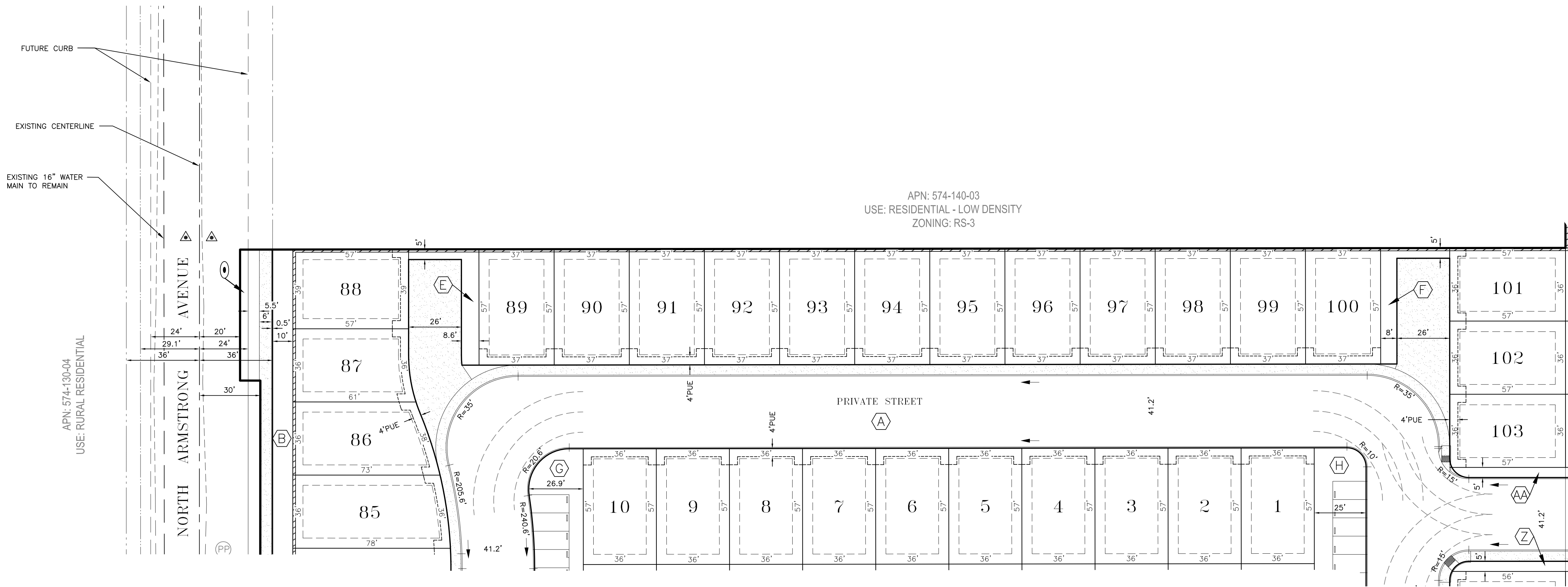
SITE AREA
31.29 AC. (GROSS)
28.56 AC. (NET)

NUMBER OF LOTS
326 LOTS & 35 OUTLOTS

DENSITY
11.41 D.U./AC.

AVERAGE LOT SIZE
2,359 S.F.

SITE ADDRESS
2084 N. ARMSTRONG AVE. S/A



OUTLOT SCHEDULE:

- OUTLOT A TO BE DEDICATED FOR PRIVATE ROAD PURPOSES.
- OUTLOTS B, C, & D ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC PEDESTRIAN PURPOSES.
- OUTLOT N IS TO BE DEDICATED FOR PRIVATE POOL PURPOSES.
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- OUTLOTS E, F, L, M, P, R, T, V, W, X, Z, AA, BB, CC, DD, FF, HH, & JJ ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES.
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- OUTLOT KK IS TO BE DEEDED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL MAINTENANCE AND ACCESS PURPOSES.

OWNERS:

RYAN AND ERIKA METZLER
1760 N. HORNET
FRESNO, CA 93727

SARAH EVERETT HAGERTY TRUSTEE
2764 N. GREEN VALLEY PARKWAY #501
HENDERSON, NV 89014

LEGEND:

- ▲ INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- DIRECTION OF STORMWATER FLOW
- 6" PROPOSED 6" CONCRETE SIDEWALK
- ADA PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31
- Ⓐ OUTLOT IDENTIFIER
- PP APPROXIMATE LOCATION OF EXISTING POWER POLE TO BE REMOVED
- 6" PROPOSED 6" HIGH MASONRY WALL

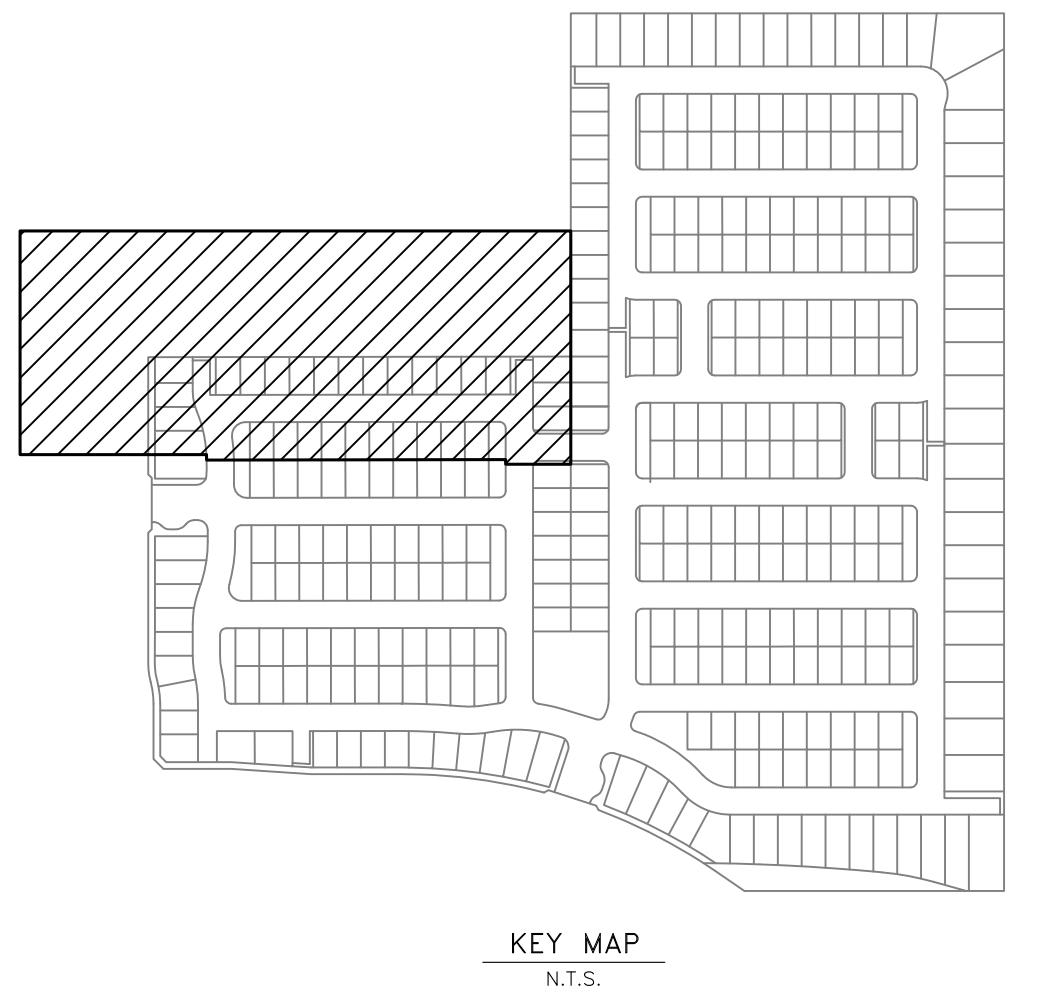
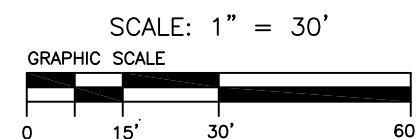
APPL. NO. P22-00387 EXHIBIT A-1 DATE 3/29/23

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

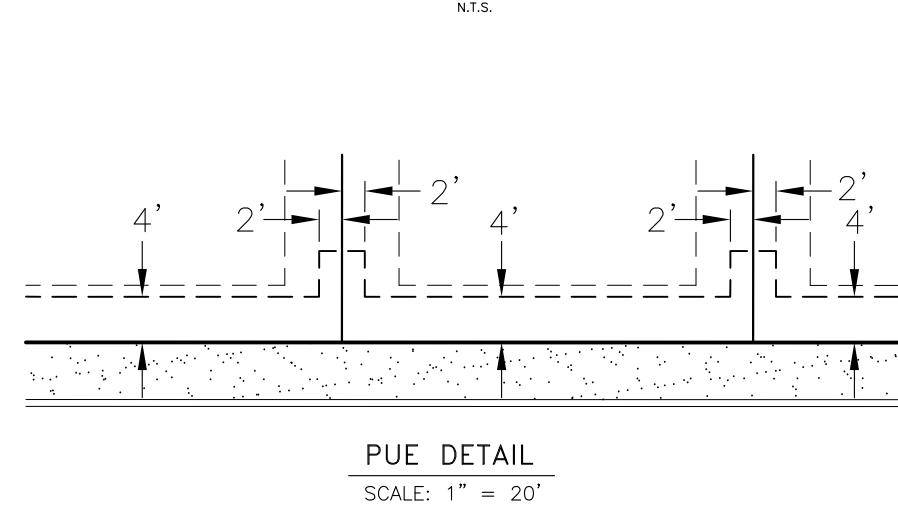
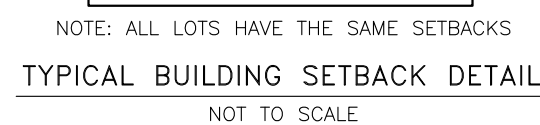
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CITY OF FRESNO DARM DEPT



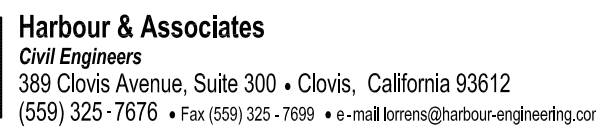
PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6360

SUBDIVIDER Wilson Premier Homes, Inc. 7550 NORTH PALM AVENUE SUITE 102 FRESNO, CA 93711 559-224-7550		REVISIONS _____ _____ _____ _____ _____ _____	SHEET NO. 1 OF 10
Harbour & Associates Civil Engineers  389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7576 • Fax (559) 325-7599 • e-mail: hba@harbour-engineering.com			
DATE: 3-29-23	SCALE: 1" = 30'	DRAWN BY: SDH	



KEY MAP
N.T.S.

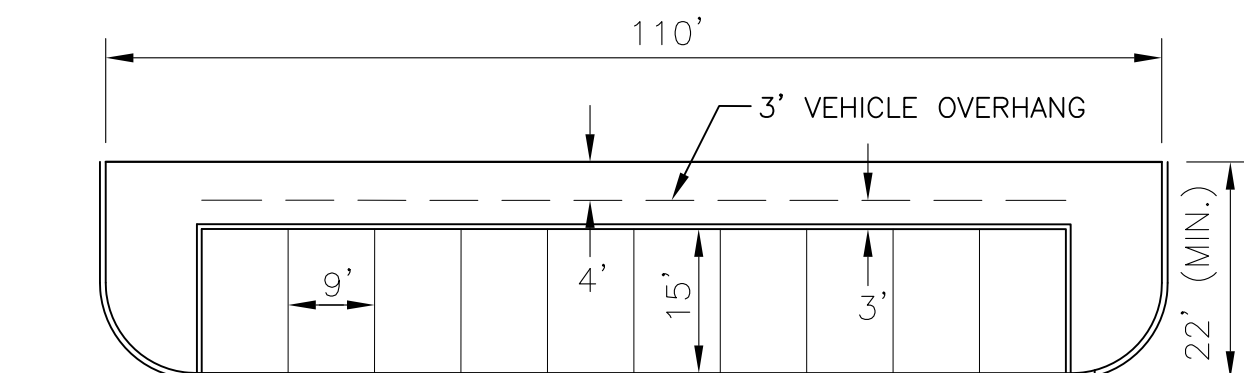
SUBDIVIDER
Wilson Premier Homes, Inc.
7550 NORTH PALM AVENUE SUITE 102
FRESNO, CA, 93711
558-224-7550



REVISIONS	SHEET NO.
_____	2
_____	OF
_____	10

DATE: 3-29-23	SCALE: 1" = 30'	DRAWN BY: SDH	10
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W.O. #21-014 *D-941*



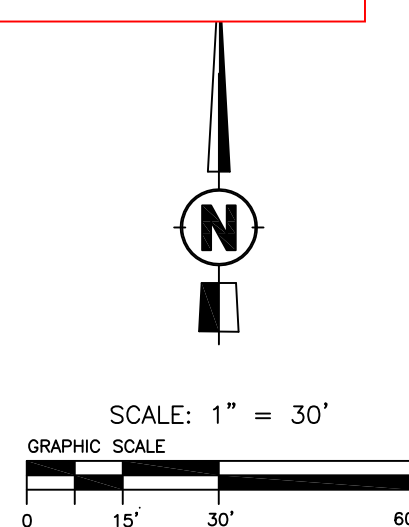
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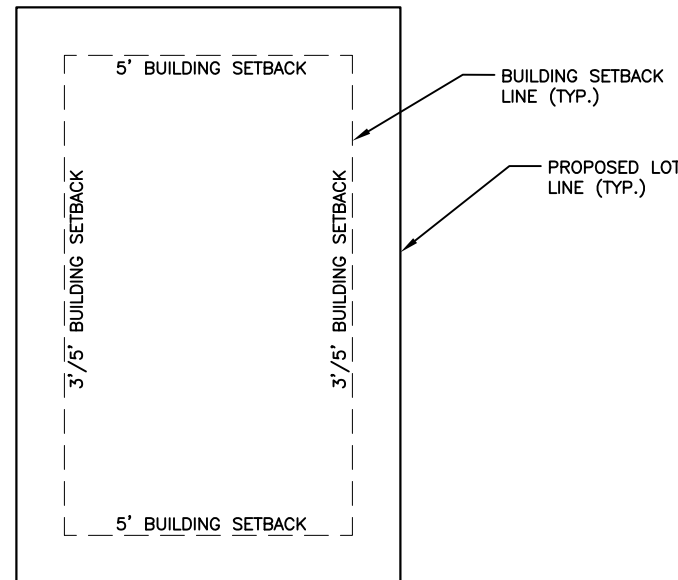
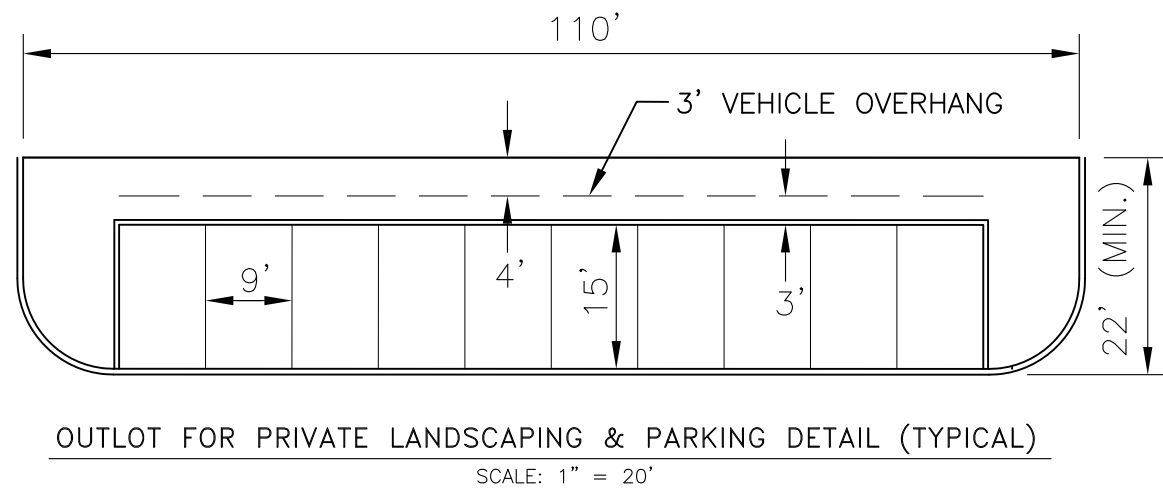
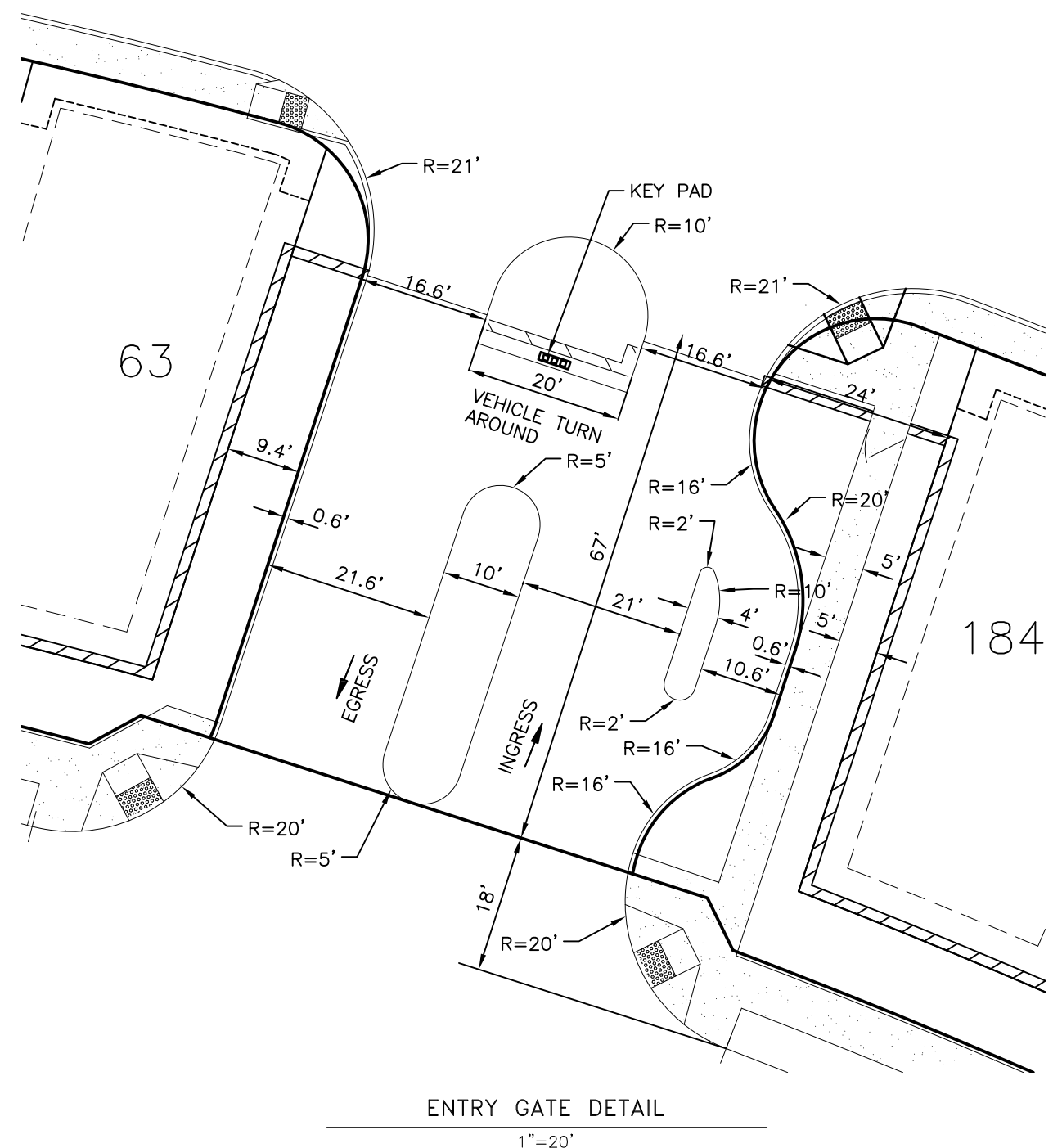
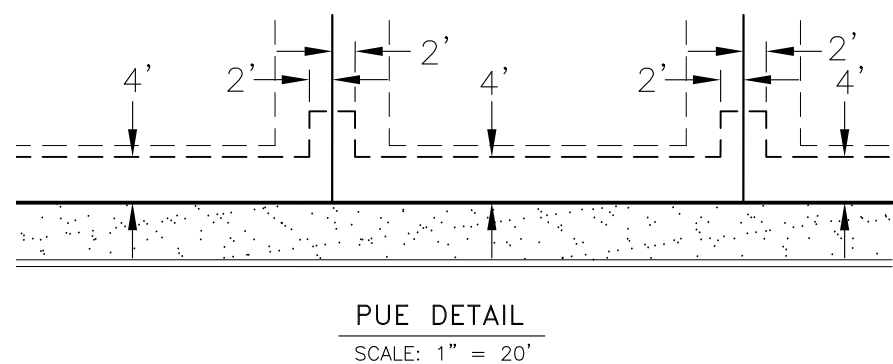
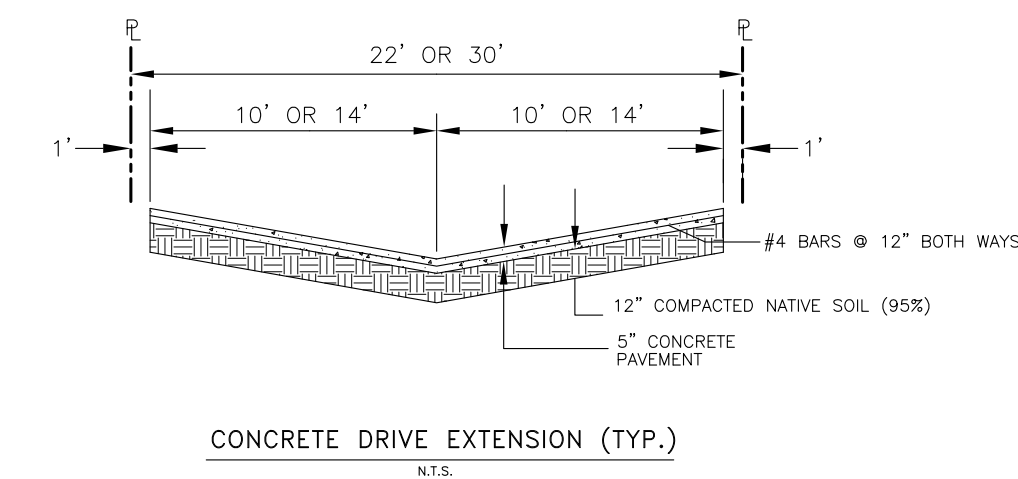
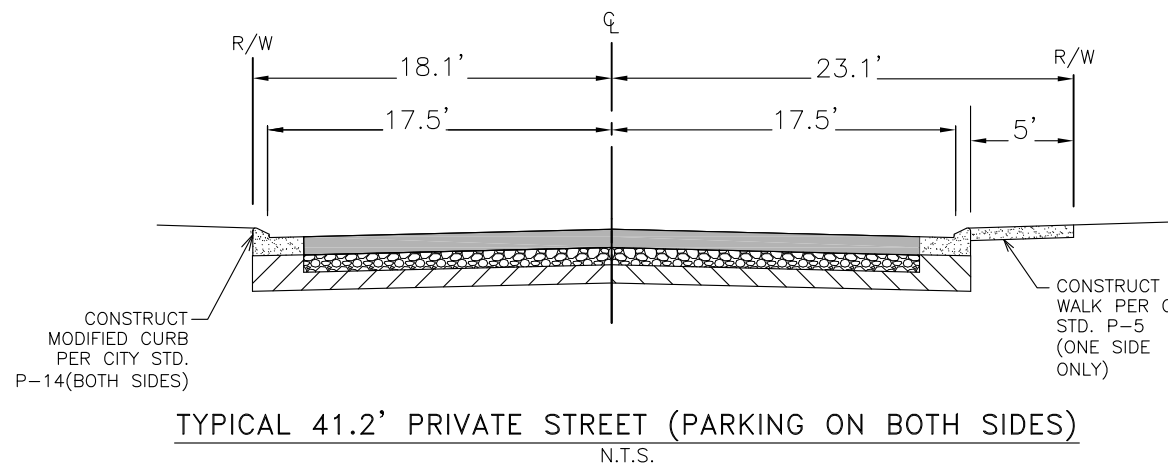
1. OUTLOT A TO BE DEDICATED FOR PRIVATE ROAD PURPOSES.
2. OUTLOTS B, C, & D ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC PEDESTRIAN PURPOSES.
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5. OUTLOTS E, F, L, M, P, R, T, V, W, X, AA, BB, CC, DD, FF, HH, & I ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES.
6. OUTLOTS G, H, J, K, Q, S, U, Y, EE, GG, & II ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PRIVATE PARKING PURPOSES.
7. OUTLOT KK IS TO BE DEEDED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL MAINTENANCE AND ACCESS PURPOSES.

RYAN AND ERIKA METZLER SARAH EVERETT HAGERTY TRUSTEE
1760 N. HORNET 2764 N. GREEN VALLEY PARKWAY #501
FRESNO, CA 93727 HENDERSON, NV 89014

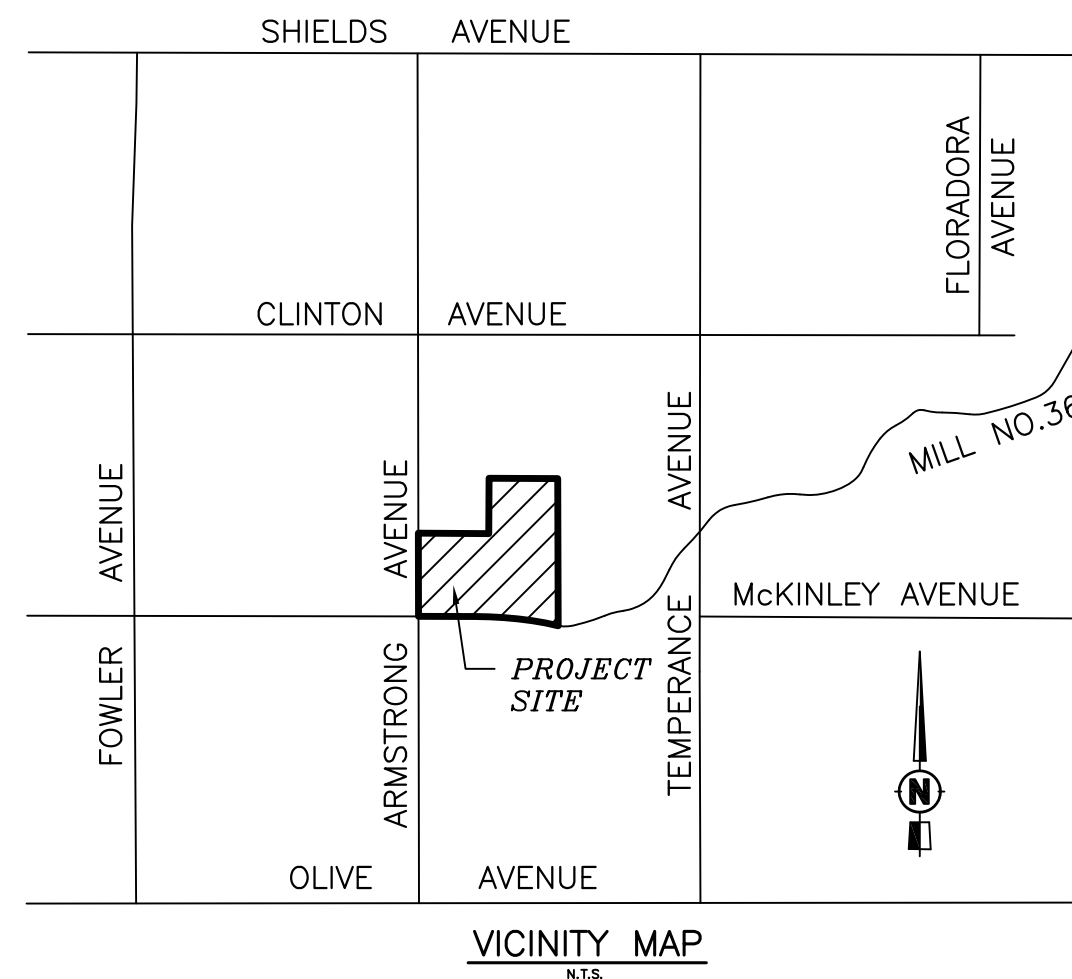
	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PUE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
	DIRECTION OF STORMWATER FLOW
	PROPOSED 6' CONCRETE SIDEWALK
	PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31
	OUTLOT IDENTIFIER
	APPROXIMATE LOCATION OF EXISTING POWER POLE TO BE REMOVED
	PROPOSED 6' HIGH MASONRY WALL

CITY OF FRESNO DARM DEPT





- LEGEND:**
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EXISTING PLANNED LAND USE	LOW DENSITY RESIDENTIAL
PROPOSED PLANNED LAND USE	MEDIUM DENSITY RESIDENTIAL
EXISTING BUILDINGS	NONE
EXISTING TREES	NONE
EXISTING USE	AGRICULTURAL
PROPOSED USE	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING ZONING	RS-3
PROPOSED ZONING	RS-5/UGM
SOURCE OF WATER	CITY OF FRESNO
SOURCE OF SEWAGE DISPOSAL	CITY OF FRESNO
SOURCE OF WASTE DISPOSAL	CITY OF FRESNO
SOURCE OF ELECTRICITY	PG&E
SOURCE OF GAS	PG&E
SOURCE OF CABLE T.V.	COMCAST
SOURCE OF TELEPHONE	AT&T
ASSESSOR'S PARCEL NUMBER	574-140-06 & 574-140-05
SITE AREA	31.22 AC. (GROSS) 28.56 AC. (NET)
NUMBER OF LOTS	326 LOTS & 35 OUTLOTS
DENSITY	11.41 D.U./AC.
AVERAGE LOT SIZE	2,359 S.F.
SITE ADDRESS	2084 N. ARMSTRONG AVE. S/A

- OUTLOT SCHEDULE:**
- OUTLOT A TO BE DEDICATED FOR PRIVATE ROAD PURPOSES.
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1750 N. HORNET
FRESNO, CA 93727

SARAH EVERETT HAGERTY TRUSTEE
2764 N. GREEN VALLEY PARKWAY #501
HENDERSON, NV 89014



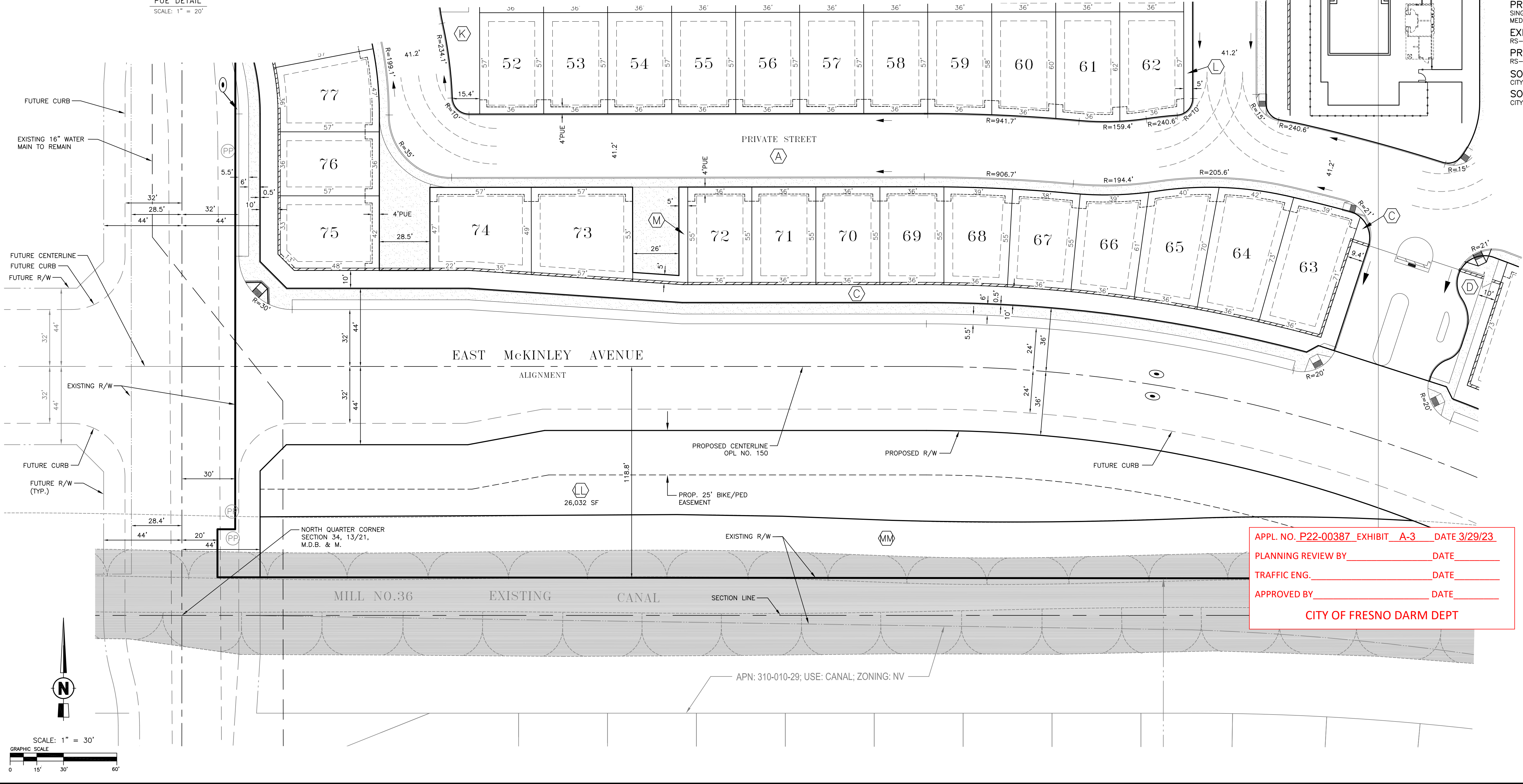
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PLANNING REVIEW BY _____ DATE _____

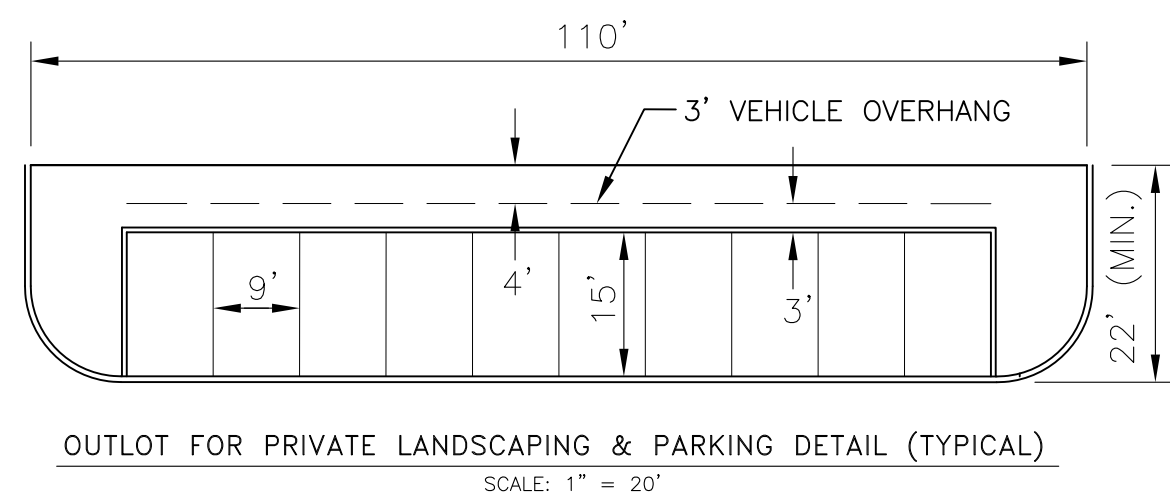
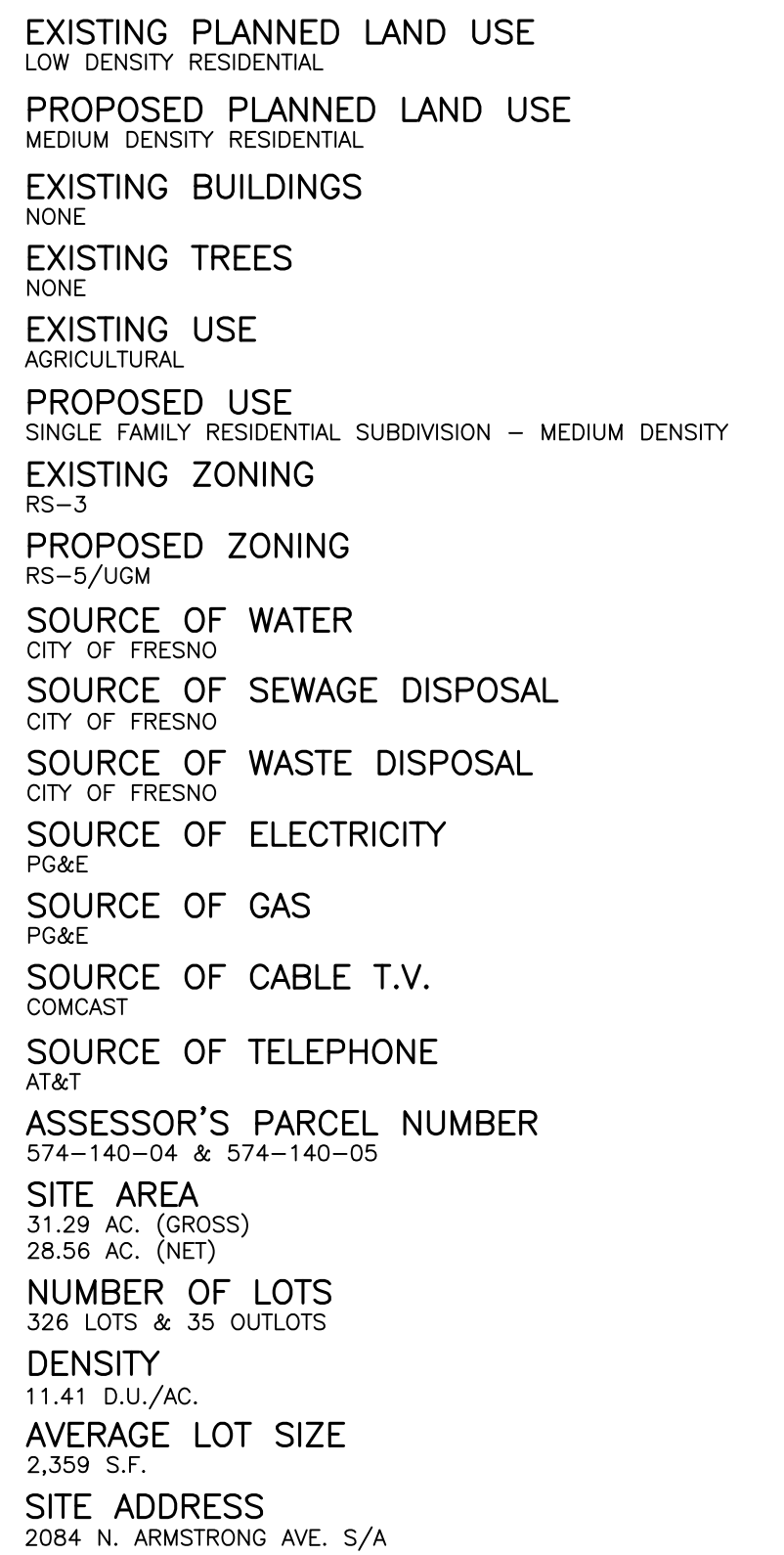
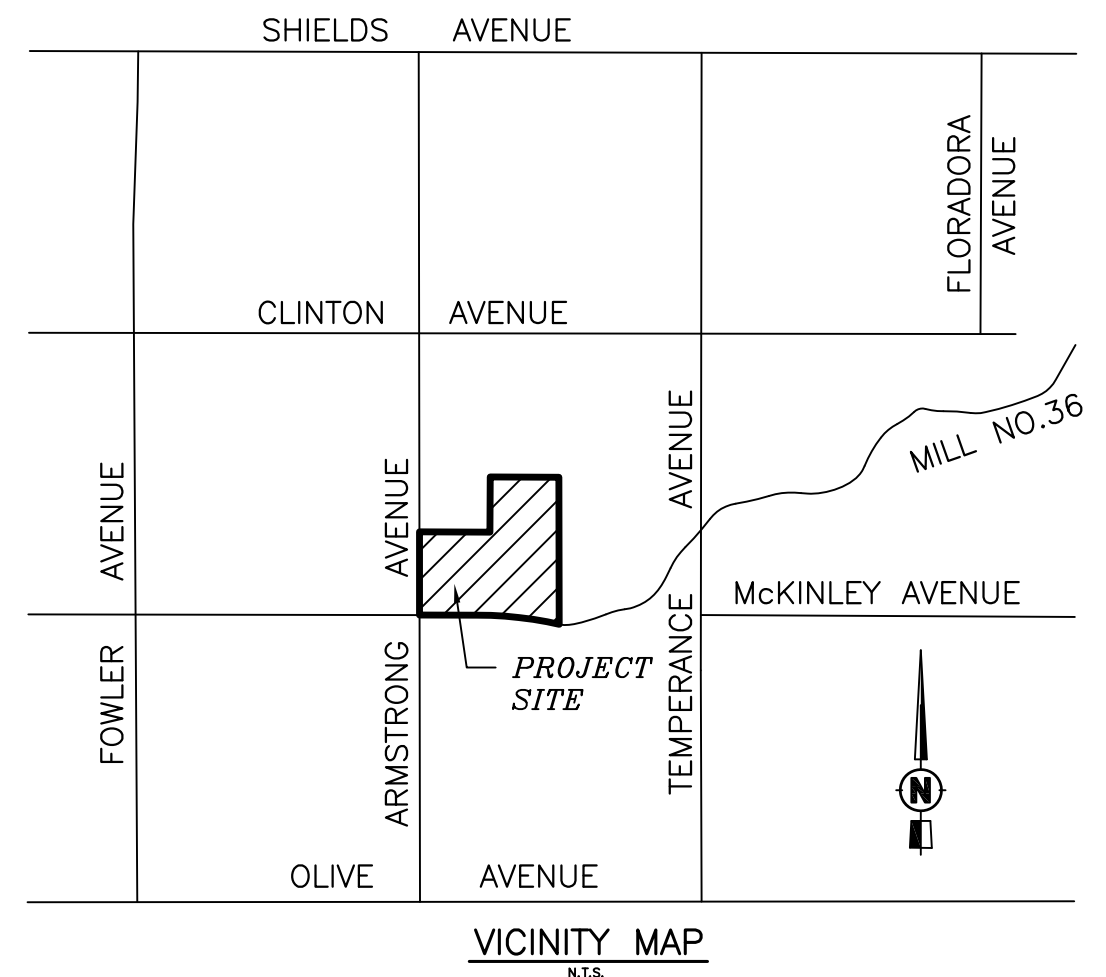
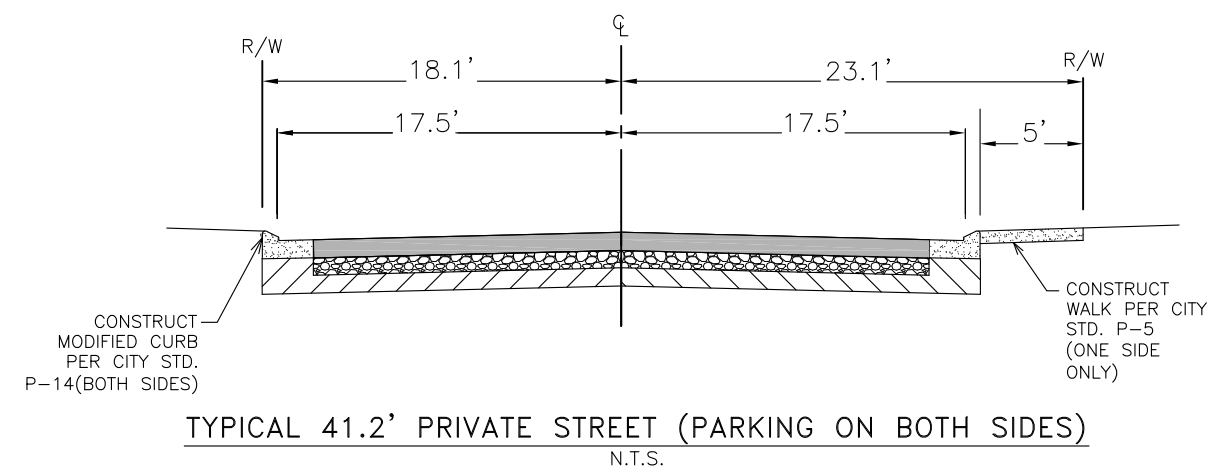
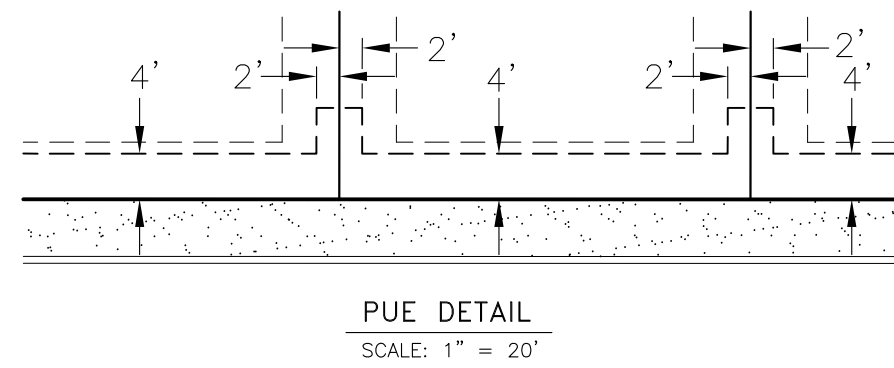
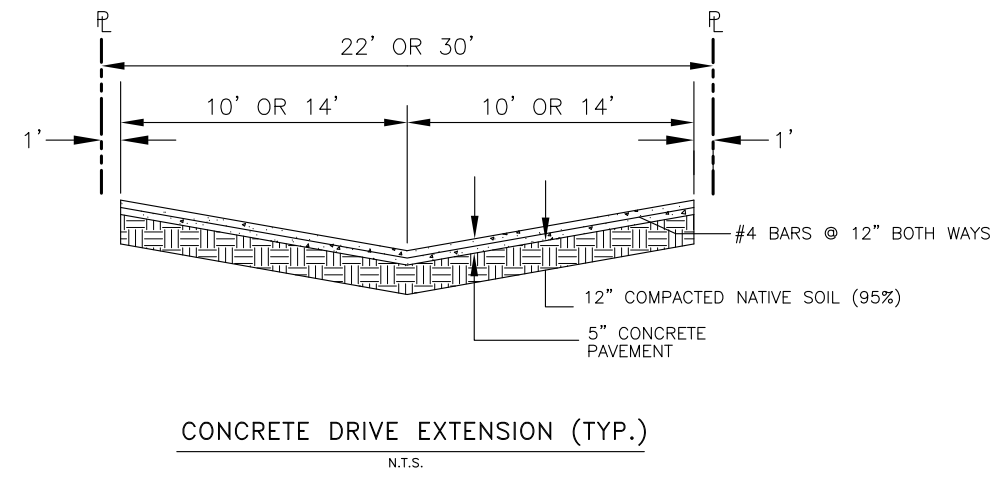
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6360			
SUBDIVIDER Wilson Premier Homes, Inc. 1550 NORTH PALM AVENUE SUITE 102 FRESNO, CA 93711 559-224-7550			
Harbour & Associates Civil Engineers 389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7575 • Fax (559) 325-7599 • e-mail: harr@harbour-engineering.com	REVISIONS	SHEET NO. 3 OF 10	
DATE: 3-29-23	SCALE: 1" = 30'	DRAWN BY: SDH	



1. OUTLOT A TO BE DEDICATED FOR PRIVATE ROAD PURPOSES.
2. OUTLOTS B, C, D AND E ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC PEDESTRIAN PURPOSES.
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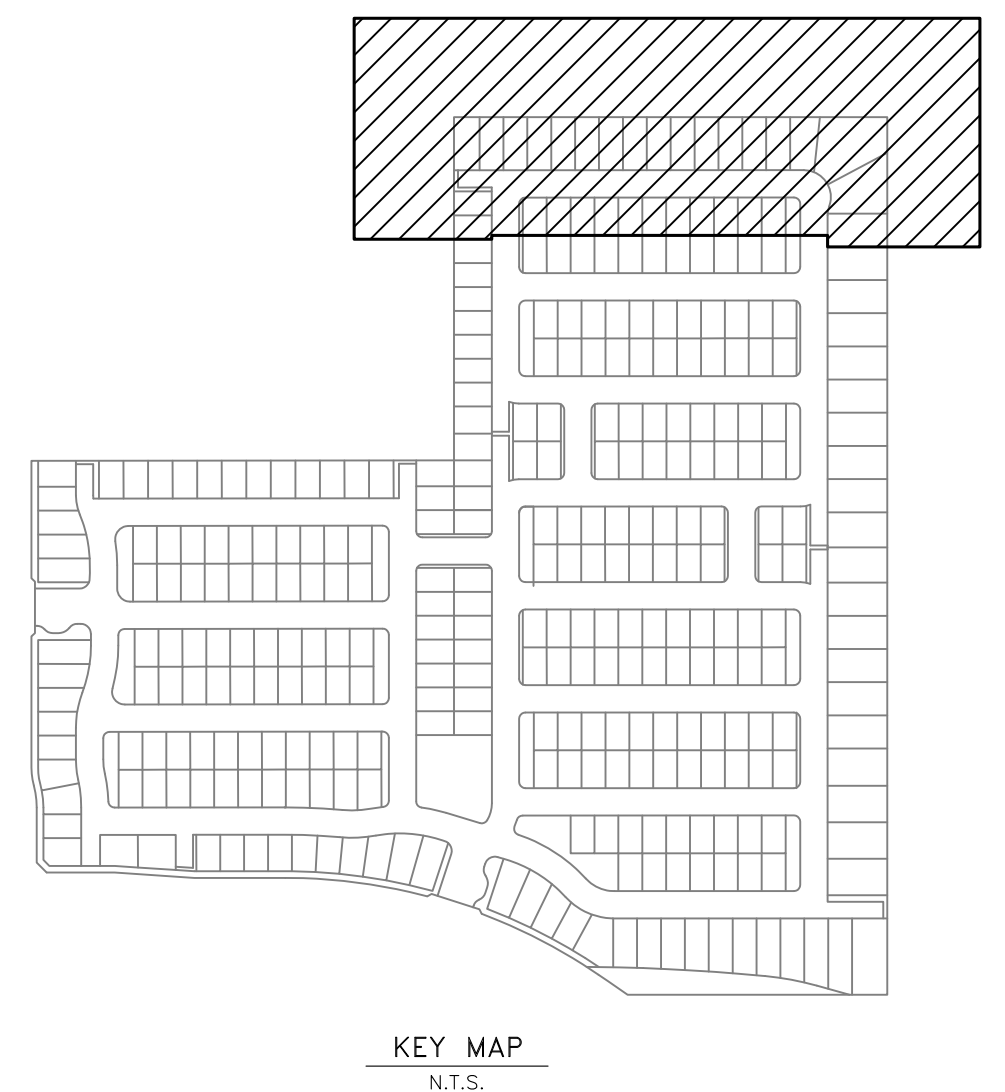
OWNERS:

RYAN AND ERIKA METZLER 1760 N. HORNET FRESNO, CA 93727	SARAH EVERETT HAGERTY TRUSTEE 2764 N. GREEN VALLEY PARKWAY #501 HENDERSON, NV 89014
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- | | |
|---|---|
|  | INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC U |
|  | PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE |
| PUE | PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE |
|  | DIRECTION OF STORMWATER FLOW |
|  | PROPOSED 6' CONCRETE SIDEWALK |
|  | PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31 |
|  | OUTLOT IDENTIFIER |
|  | APPROXIMATE LOCATION OF EXISTING POWER POLE TO BE REMOVED |
|  | PROPOSED 6' HIGH MASONRY WALL |

APPL. NO. P22-00387 EXHIBIT A-4 DATE 3/29/23
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6360

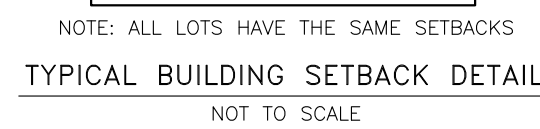
SUBDIVIDER
Wilson Premier Homes, Inc.
 7550 NORTH PALM AVENUE SUITE 102
 FRESNO, CA, 93711
 558-224-7550

H & A **Harbour & Associates**
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7899 • e-mail lorrens@harbour-engineering.com

REVISIONS

DATE: 3-29-23	SCALE: 1" = 30'	DRAWN BY: SDH
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V.O. #21-014 *D-941*

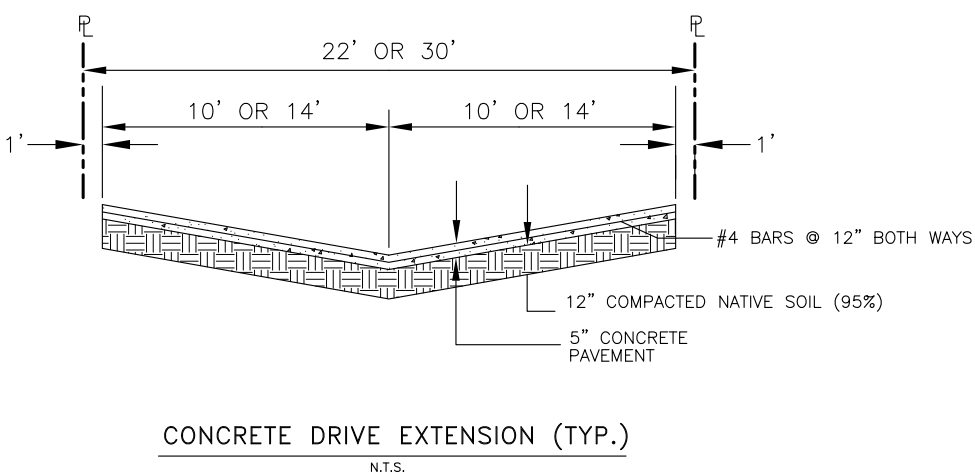


SCALE: 1" = 30'

GRAPHIC SCALE



A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '15'' at the first segment boundary, '30'' at the second segment boundary, and '60'' at the right end.



KEY MAP
N.T.S.

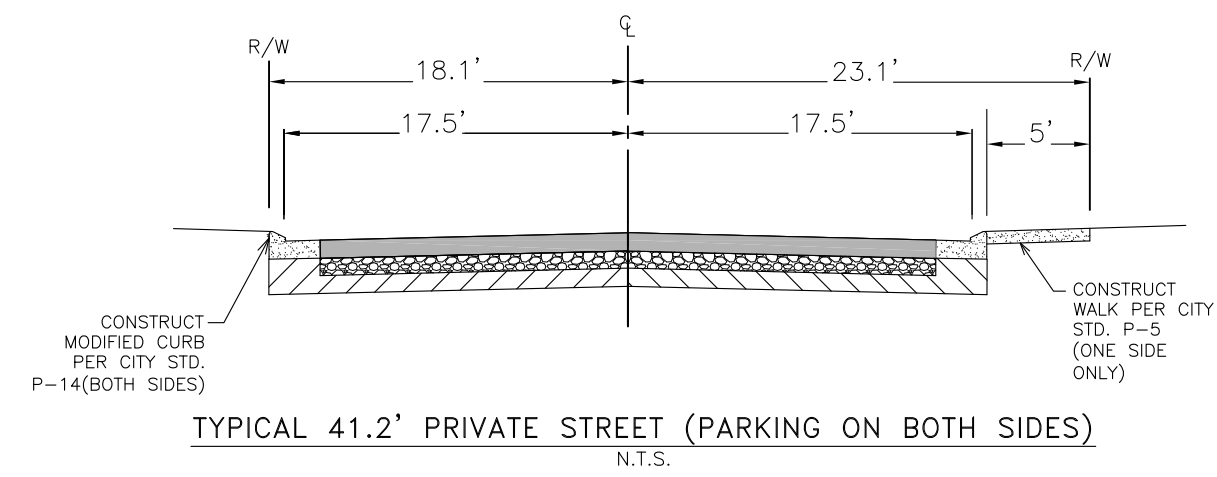
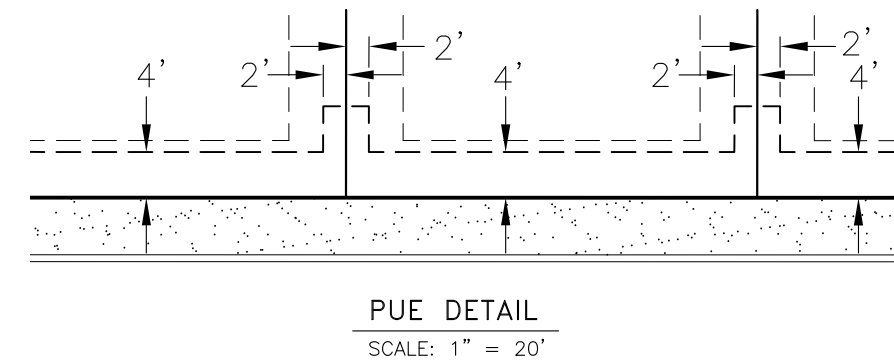
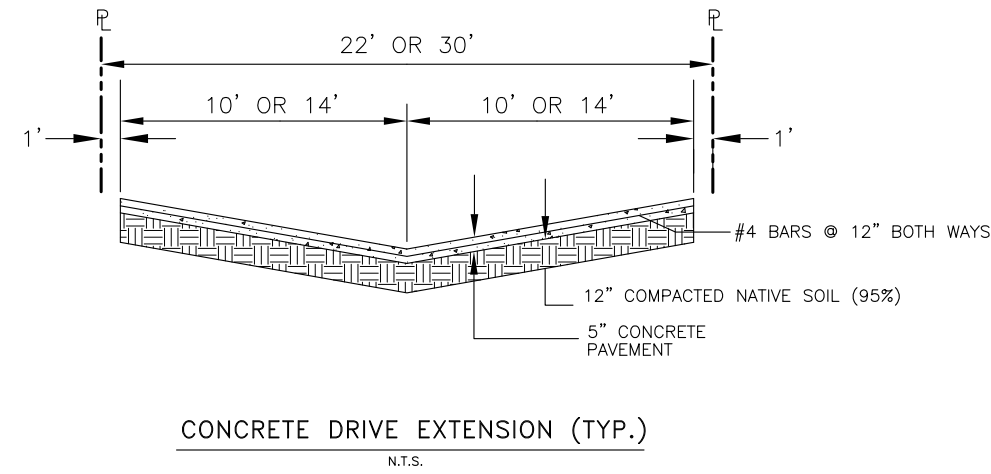


SARAH EVERETT HAGERTY TRUSTEE
2764 N. GREEN VALLEY PARKWAY #501
HENDERSON, NV 89014

SCALE: 1" = 30'

GRAPHIC SCALE

A horizontal graphic scale bar with alternating black and white segments. The bar is divided into four equal segments, each representing 15 feet. The total length of the bar is 60 feet. The segments are labeled 0, 15', 30', and 60' at the bottom.



A schematic key map of the property. The map shows a large rectangular area divided into several sections. A central section is hatched with diagonal lines, representing the proposed development. This hatched area is flanked by parking lots and other sections of the property. The map is oriented with North at the top.

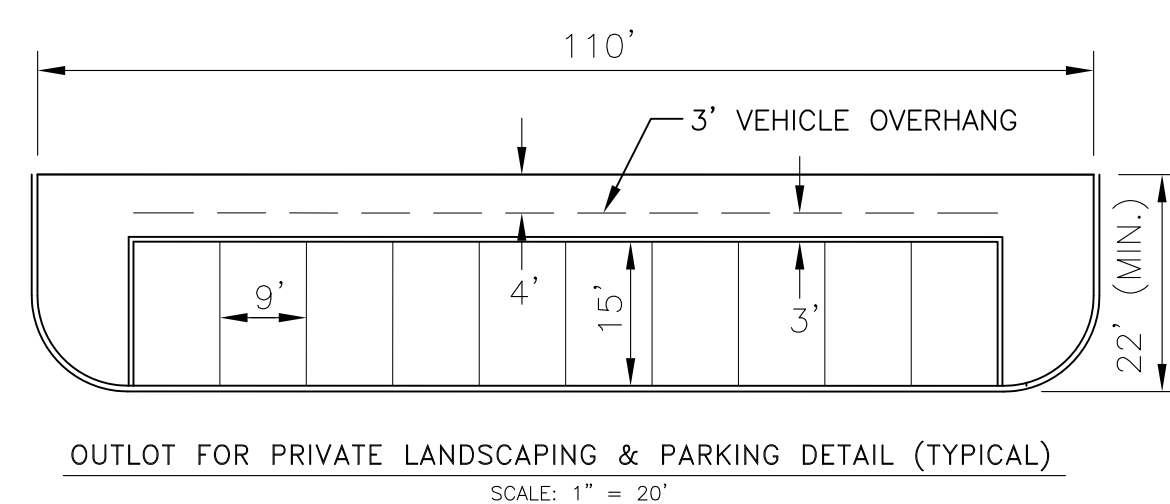
KEY MAP
N.T.S.

SUBDIVIDER Wilson Premier Homes, Inc. 7550 NORTH PALM AVENUE SUITE 102 FRESNO, CA. 93711 559-224-7550					
Harbour & Associates <i>Civil Engineers</i> 389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 321-7699 • e-mail: harbour@harbour-engineering.com	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; padding: 5px;">REVISIONS</th> <th style="width: 50%; padding: 5px;">SHEET NO.</th> </tr> <tr> <td style="height: 100px; vertical-align: bottom; padding: 5px;"> </td> <td style="text-align: center; vertical-align: middle; padding: 5px;"> 7 of 10 </td> </tr> </table>	REVISIONS	SHEET NO.		7 of 10
REVISIONS	SHEET NO.				
	7 of 10				
DATE: 3-29-23	SCALE: 1"= 30'	DRAWN BY: SDH			

	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE	APPROVED
	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE	
PUE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE	
	DIRECTION OF STORMWATER FLOW	
	PROPOSED 6' CONCRETE SIDEWALK	
	PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31	
	OUTLOT IDENTIFIER	
	APPROXIMATE LOCATION OF EXISTING POWER POLE TO BE REMOVED	
	PROPOSED 6' HIGH MASONRY WALL	

APPL. NO. P22-00387 EXHIBIT A-7 DATE 3/29/23
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 U APPROVED BY _____ DATE _____
 ON

CITY OF FRESNO DARM DEPT

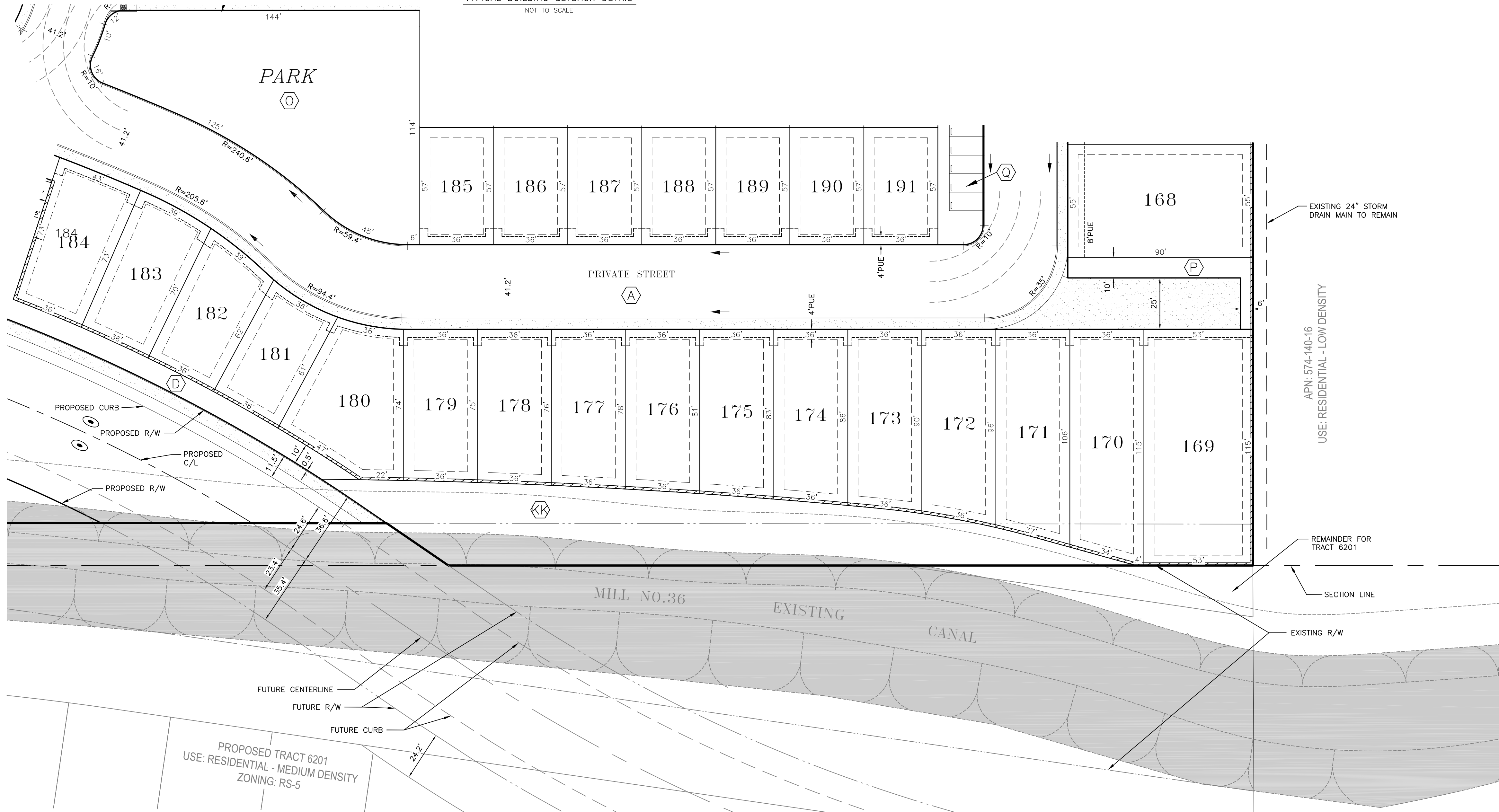
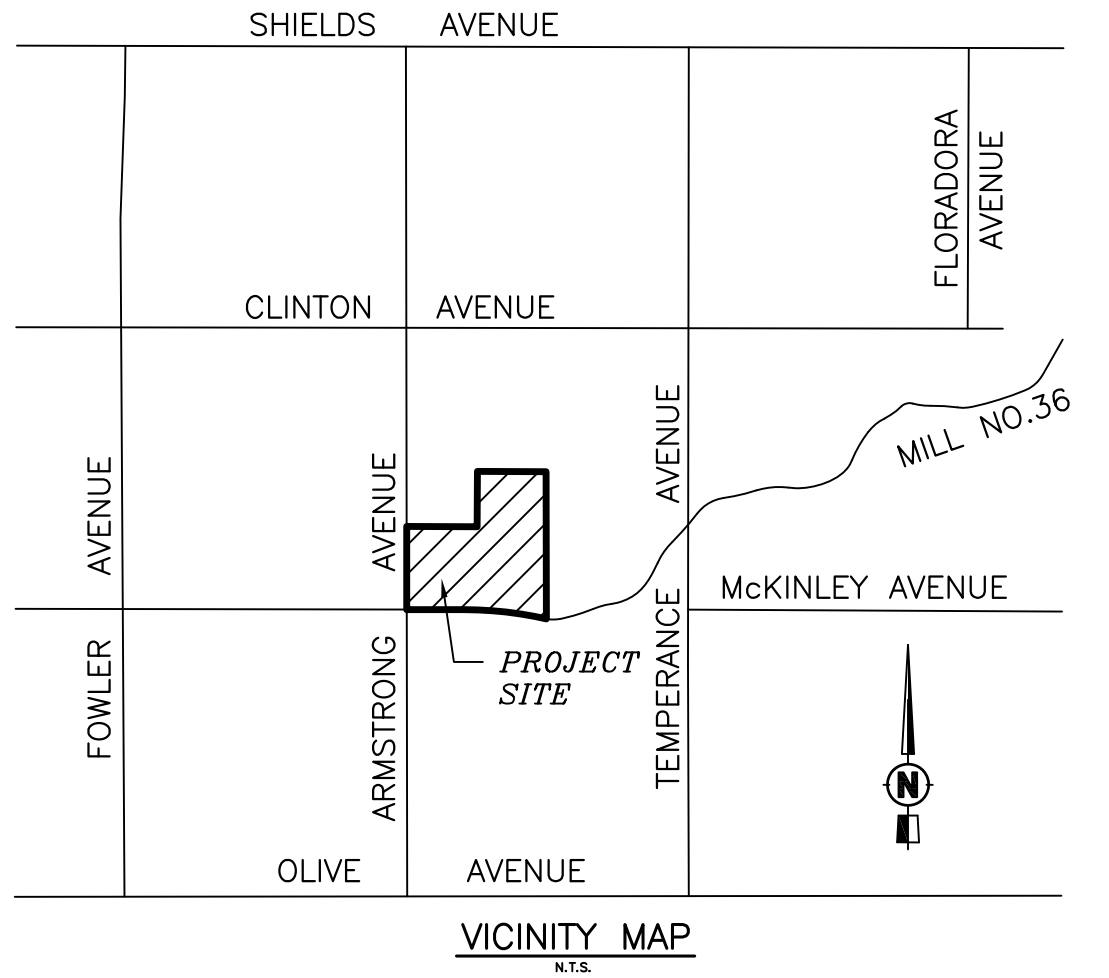
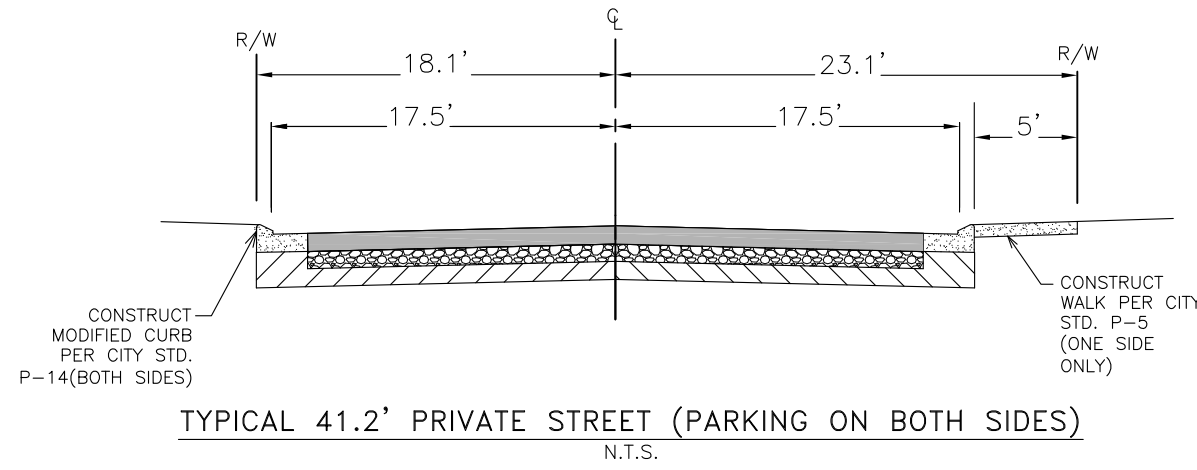
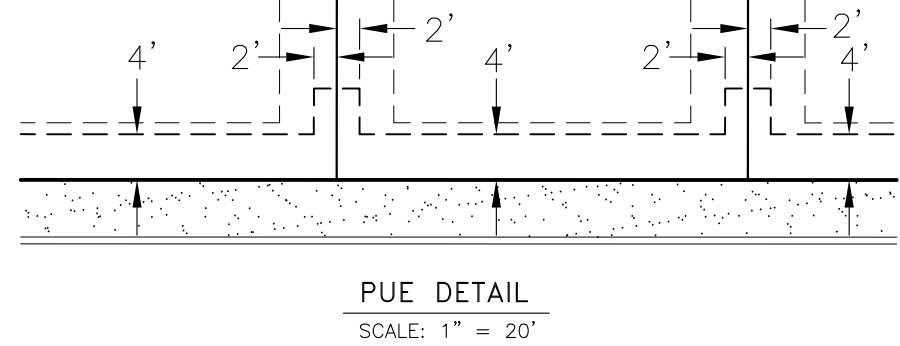
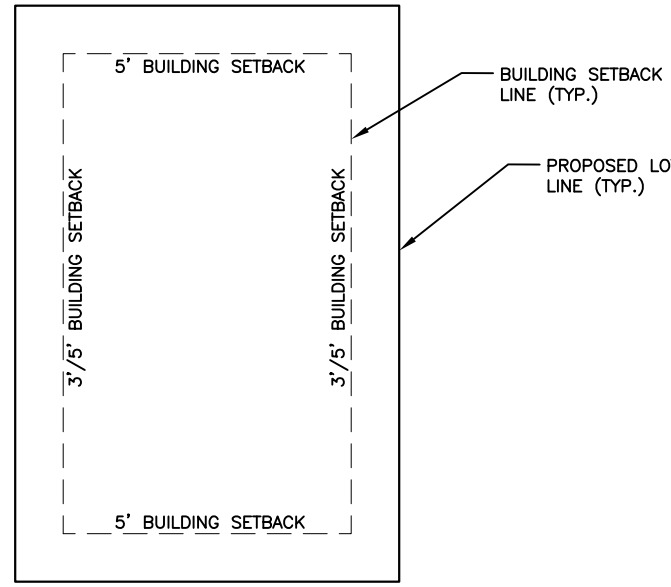
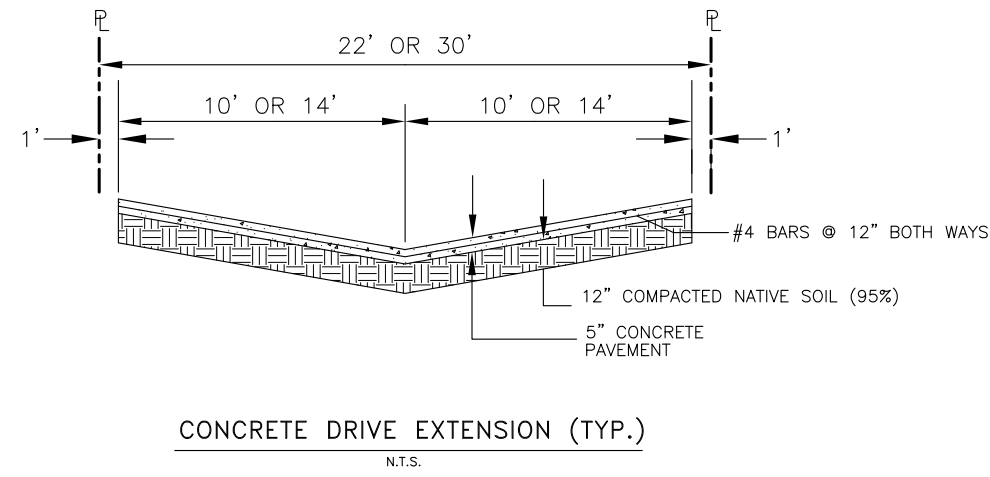


SCALE: 1" = 30'

GRAPHIC SCALE



0 15' 30' 60'



EXISTING PLANNED LAND USE
LOW DENSITY RESIDENTIAL

PROPOSED PLANNED LAND USE
MEDIUM DENSITY RESIDENTIAL

EXISTING BUILDINGS
NONE

EXISTING TREES
NONE

EXISTING USE
AGRICULTURAL

PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION - MEDIUM DENSITY

EXISTING ZONING
RS-3

PROPOSED ZONING
RS-5/UGM

SOURCE OF WATER
CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO

SOURCE OF WASTE DISPOSAL
CITY OF FRESNO

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF TELEPHONE
AT&T

ASSESSOR'S PARCEL NUMBER
574-140-04 & 574-140-05

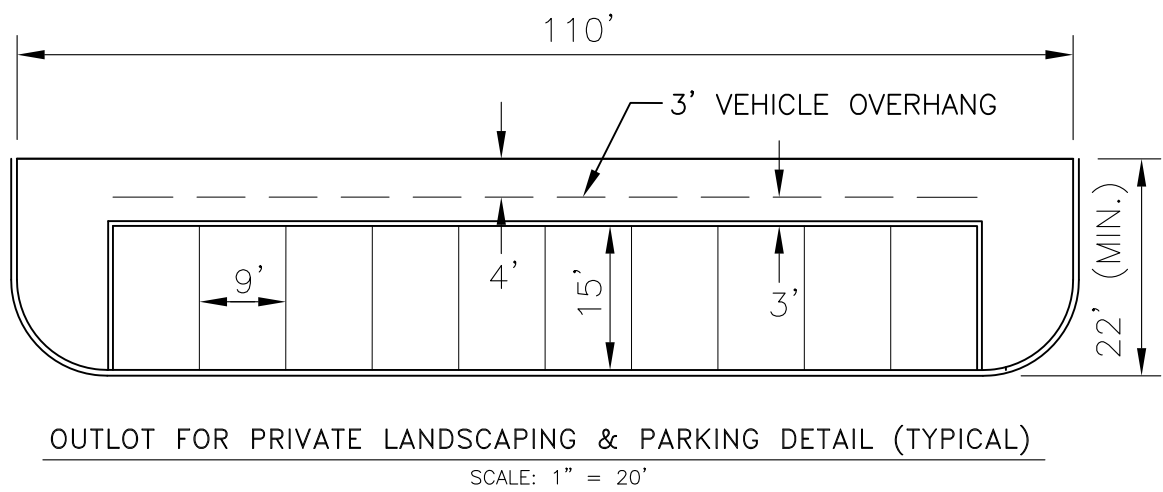
SITE AREA
31.29 AC. (GROSS)
28.56 AC. (NET)

NUMBER OF LOTS
326 LOTS & 35 OUTLOTS

DENSITY
11.41 D.U./AC.

AVERAGE LOT SIZE
2,359 S.F.

SITE ADDRESS
2084 N. ARMSTRONG AVE. S/A



OUTLOT SCHEDULE:

- OUTLOT A TO BE DEDICATED FOR PRIVATE ROAD PURPOSES.
- OUTLOTS B, C, & D ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC PEDESTRIAN PURPOSES.
- OUTLOT N IS TO BE DEDICATED FOR PRIVATE POOL PURPOSES.
- OUTLOT O IS TO BE DEDICATED FOR PRIVATE PARK PURPOSES.
- OUTLOTS E, F, L, M, P, R, T, V, W, X, Z, AA, BB, CC, DD, FF, HH, & JJ ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES.
- OUTLOTS G, H, I, J, K, Q, S, U, Y, EE, GG, & II ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PRIVATE PARKING PURPOSES.
- OUTLOT KK IS TO BE DEEDED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL MAINTENANCE AND ACCESS PURPOSES.

OWNERS:

RYAN AND ERIKA METZLER
1760 N. HORNET
FRESNO, CA 93727

SARAH EVERETT HAGERTY TRUSTEE
2764 N. GREEN VALLEY PARKWAY #501
HENDERSON, NV 89014

LEGEND:

- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- DIRECTION OF STORMWATER FLOW
- PROPOSED 6" CONCRETE SIDEWALK
- PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31
- OUTLOT IDENTIFIER
- APPROXIMATE LOCATION OF EXISTING POWER POLE TO BE REMOVED
- PROPOSED 6" HIGH MASONRY WALL

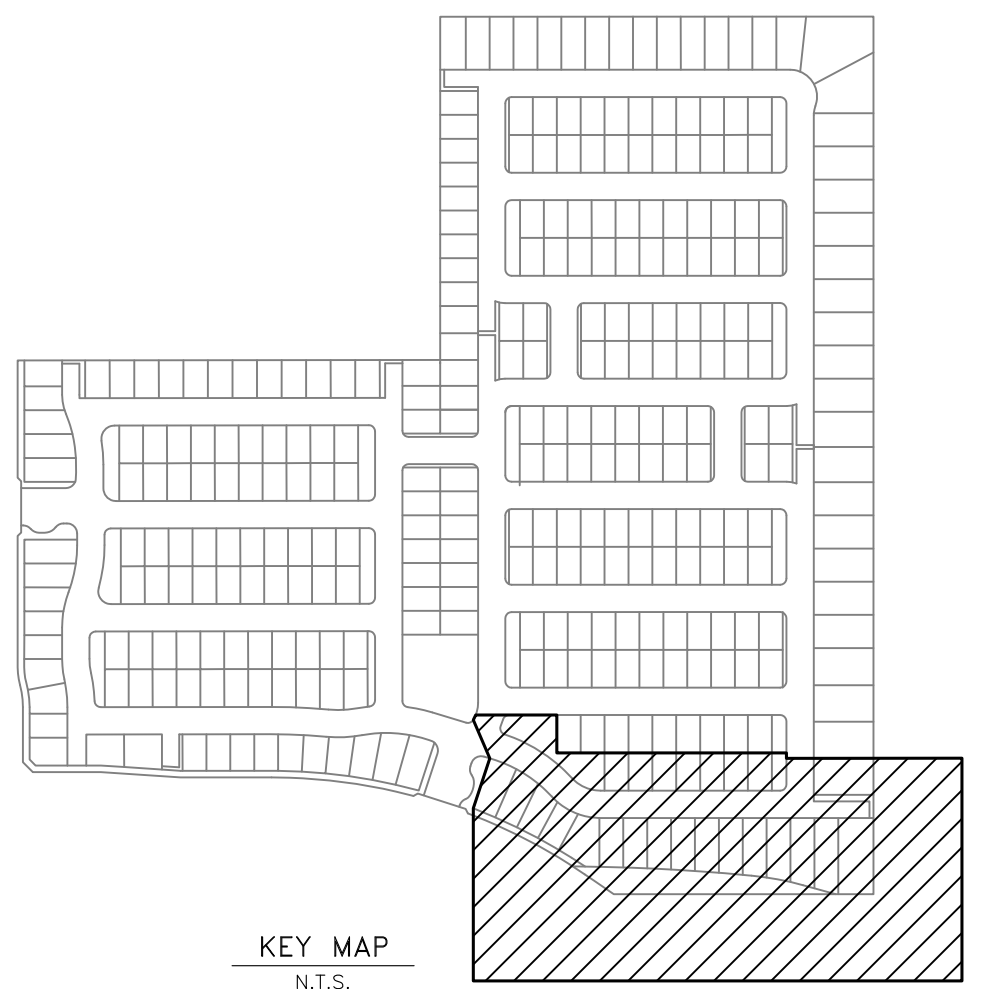
APPL. NO. P22-00387 EXHIBIT A-8 DATE 3/29/23

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

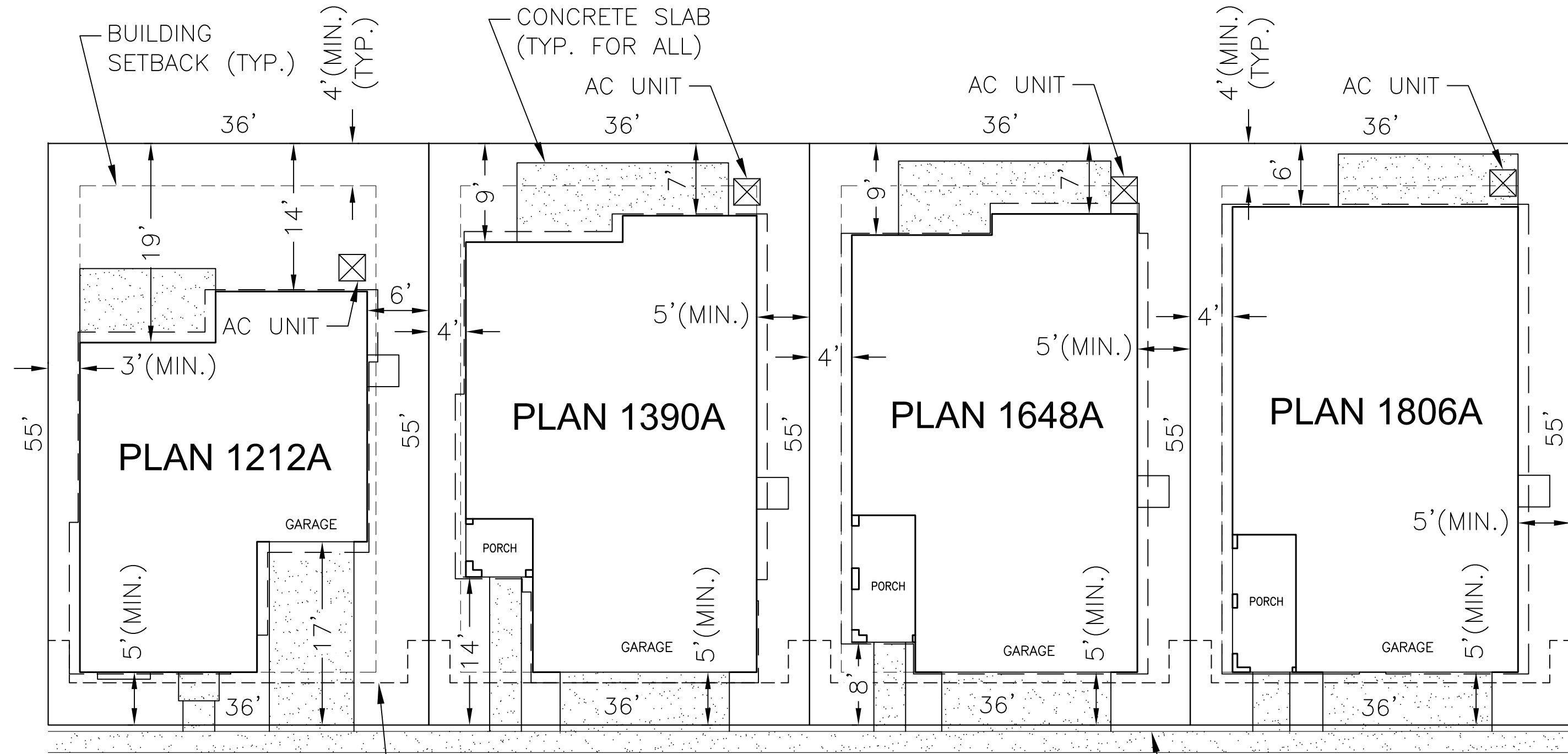
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6360

SUBDIVIDER Wilson Premier Homes, Inc. 7550 NORTH PALM AVENUE SUITE 102 FRESNO, CA 93711 559-224-7550		
Harbour & Associates Civil Engineers 389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 325-7999 • e-mail: hba@harbour-engineering.com		REVISIONS _____ _____ _____ _____ _____ _____ _____ _____ _____ _____
DATE: 3-29-23		SHEET NO. 8 OF 10
SCALE: 1"= 30'		
DRAWN BY: SDH		

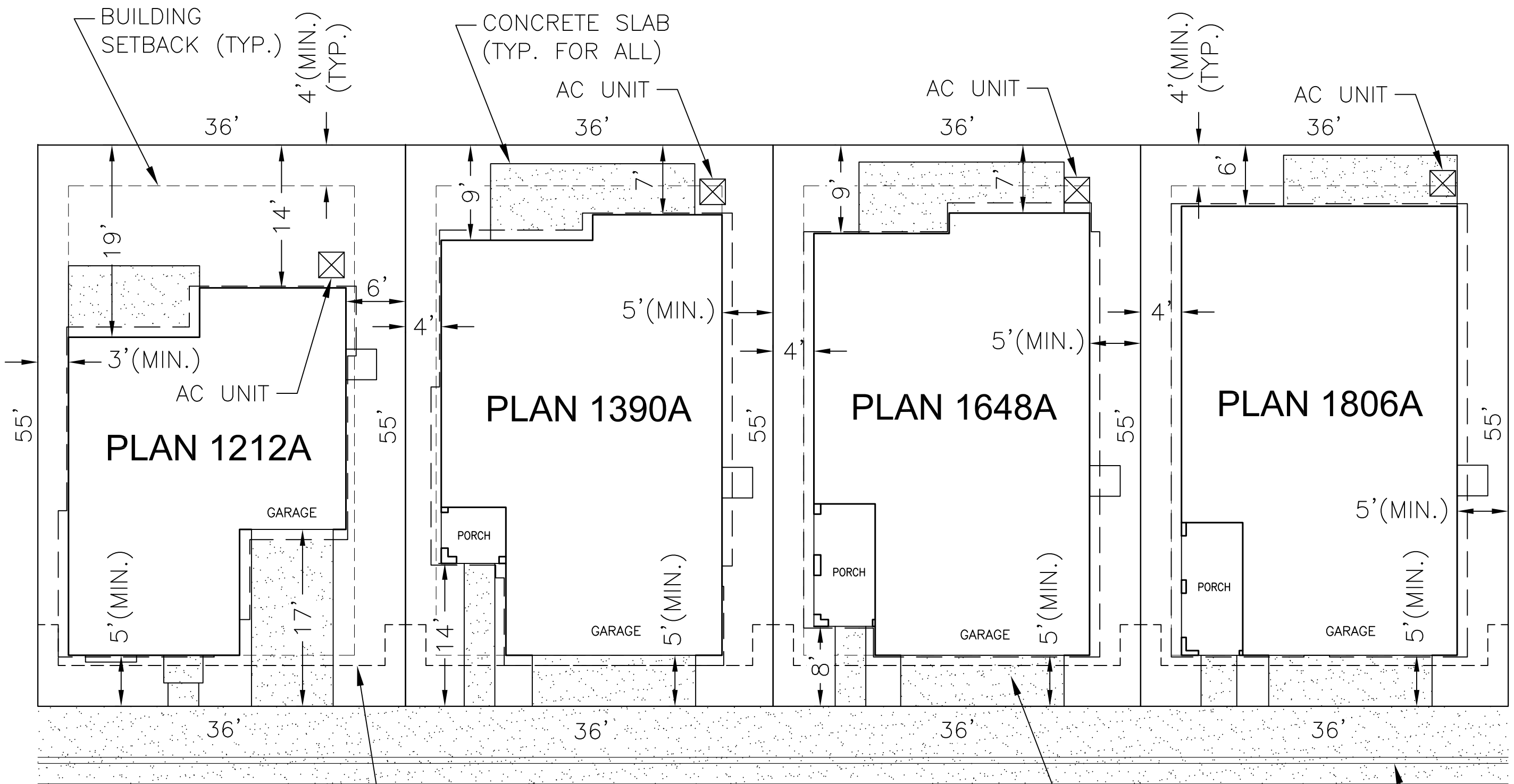


ELEVATIONS TYPICAL LOT DETAILS (WITHOUT WALK)

NOTES:

1. SIDE YARD SETBACKS SHALL BE 8' TOTAL (4' & 4", OR 5' & 3')
2. OVERHANGS SHALL NOT EXTEND INTO THE 4' PUE.
3. OVERHANGS SHALL NOT EXTEND INTO 3' SIDEYARD SETBACK MORE THAN 1', ON ALL PLANS.
4. PARKING IS PROHIBITED IN DRIVEWAY WHERE LESS THAN 18' DEEP (TYP.)

SCALE: 1"=10'



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SCALE: 1"=10'

NOTES

1. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
2. ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED AND IF DISTURBED, SHALL BE RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
3. TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATION WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1-800-642-2444.
4. THE RELOCATION OF ANY UTILITIES TO THE DESIGN ALIGNMENT AND GRADE SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. CONTACT TRAFFIC ENGINEER FOR INFORMATION REGARDING REIMBURSEMENT RELATIVE TO RELOCATING TRAFFIC SIGNAL FACILITIES.
5. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
6. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
7. ALL TREES SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
9. PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
10. ALL PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION BY THE CITY OF FRESNO, DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
11. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENT FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
12. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR AND DURING ALL PHASES OF DEVELOPMENT.
13. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LBS.
14. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
15. PROVIDE SIGN(S) (17"x22" MINIMUM) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY "WARNING-VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658 CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 621-2300."
16. TURNS IN PRIVATE DRIVES FOR FIRE TRUCK ACCESS SHALL HAVE A MINIMUM 44 FOOT CENTERLINE RADIUS.
17. ALL GATES ON COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH FIRE X-1 BYPASS HARDWARE IN ADDITION TO APPROVED "CLICK TO ENTER" SYSTEM. SYSTEM GATES/FENCES SHALL NOT OBSTRUCT THE MINIMUM WIDTH REQUIRED FOR FIRE LANES.
18. ELECTRIC GATES SHALL BE PROVIDED WITH BATTERY BACKUP.
19. PROVIDE APPROVED VISUAL RECOGNITION FEATURE/SIGN AT THE "CLICK TO ENTER" GATE LOCATIONS.
20. STREET FURNITURE LOCATIONS SHALL BE COORDINATED SO THAT THEY ARE NOT POSITIONED IN THE OUTSIDE SWEEP OF ANY TURN RADIUS.
21. PROVIDE CO&R'S FOR ANNUAL FIRE INSPECTION FEES FOR MAINTENANCE OF ACCESS AND PARKING RESTRICTIONS.
22. VEHICULAR GATES TO BE OPEN DURING PEAK HOURS FROM 7:00AM TO 9:00AM AND 4:00PM TO 6:00PM
23. LOT COVERAGE IS 60% MAX, PER RS-5 ZONING.

FIRE HYDRANT NOTES

1. PRIVATE HYDRANTS MUST BE INSTALLED. HYDRANT LOCATIONS SHALL BE COORDINATED SO THAT THEY ARE NOT POSITIONED IN THE OUTSIDE SWEEP OF ANY TURN RADIUS.
2. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH APPROVED PROTECTED BOLLARDS OR STANDARD CURB.
3. FIRE HYDRANTS SHALL BE INSTALLED, TESTED, APPROVED, AND ALL SURFACE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. THE HYDRANT 4" OUTLET SHALL FACE THE ACCESS LANE.
4. FIRE HYDRANTS SHALL BE PUBLIC HYDRANTS. OUTLOT A IS DESIGNATED FOR PUBLIC UTILITY PURPOSES.

APPL. NO. P22-00387 EXHIBIT A-9 DATE 3/29/23

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

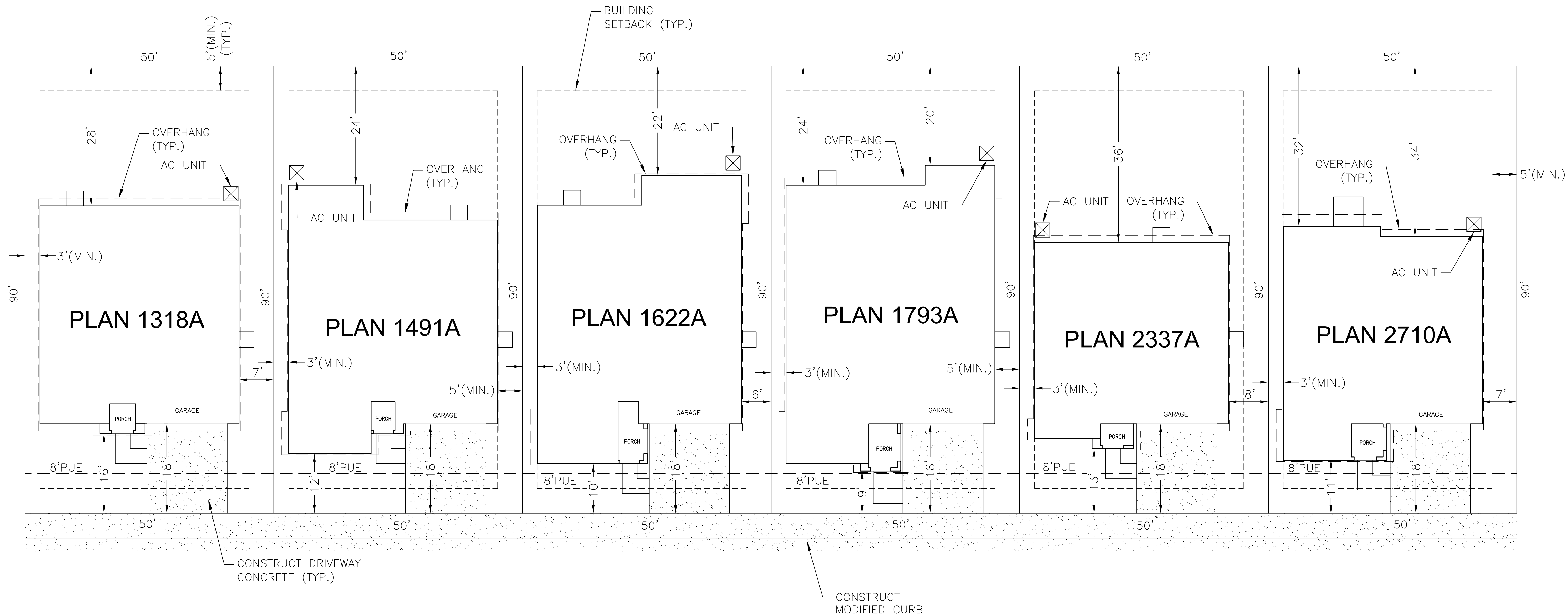
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CITY OF FRESNO DARM DEPT

DETAILS

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SUBDIVIDER Wilson Premier Homes, Inc. 7550 NORTH PALM AVENUE SUITE 102 FRESNO, CA 93711 559-224-7550			REVISIONS _____ _____ _____ _____	SHEET NO. 9 OF 10
 Harbour & Associates Civil Engineers 389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 325-7999 • e-mail: harr@harbour-engineering.com				
DATE: 3-29-23				
SCALE: 1"=10'				
DRAWN BY: SDH				



CITREA TYPICAL LOT DETAILS (WITH WALK)

SCALE: 1"=10'

NOTES:

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3. OVERHANGS SHALL NOT EXTEND INTO THE 3' SIDEYARD SETBACK MORE THAN 1', ON ALL PLANS.
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APPL. NO. P22-00387 EXHIBIT A-10 DATE 3/29/23

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

DETAILS

PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6360

SUBDIVIDER
Wilson Premier Homes, Inc.
1560 NORTH PALM AVENUE SUITE 102
FRESNO, CA 93711
559-224-7550



Harbour & Associates
Civil Engineers
309 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7575 • Fax (559) 325-7595 • e-mail: harr@harbour-engineering.com

REVISIONS

SHEET NO.
10
OF
10

DATE: 3-29-23 SCALE: 1"=10' DRAWN BY: SDH